

*Cross Roads development - consisting of a Holiday Inn, Resident Inn, COMPUSA, OFFICE DEPOT, Chili's Restaurant.*



*Community Visioning Session - (left to right) Reba Hawkins - co-chair, Shella Malone - Community Organizer, Sylvia McClain - co-chair, Officer Vicks - 2<sup>nd</sup> Precinct*



*The Dog House - an example of a successful commercial strip of restaurants located on Warren/Westwood*

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## II.

# EXECUTIVE SUMMARY

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**C**luster 7 located in the northwestern section of the City of Detroit, consists of four (4) subcommunities<sup>1</sup>; Rouge, Cody, Brooks and Mackenzie. The area is made up of community stakeholders which consist of residents, institutions and businesses. This is a community of people, highly interested in the welfare of the city and the continued revitalization of their neighborhoods.

Information compiled in this document is a by-product of community stakeholders who participated in focus groups, surveys, community visioning, and community review of reinvestment recommendations. These community-focused activities were initiated to enable the community to prioritize developments, target potential sites for redevelopment and in some cases, identify funding sources within the sector and citywide.

This report will present resources, barriers, and finally top three prioritized reinvestment recommendations for each topic area in a special effort to guide future growth and stimulate needed improvements for the next 5 to ten years.

### A. UNIQUENESS OF CLUSTER

Although, not a mirror reflection of the City as a whole, the cluster resembles the City in many ways with respect to age distribution, educational levels, and labor force participation rates. The area is made up of community organizations, business associations, commercial establishments and an impressive City of Detroit Rouge Park. Cultural and ethnic diversity contributes to the uniqueness of this community.

Special commitment and dedication to protect, preserve, and revitalize the neighborhoods, has been an intricate and important element to the sustainability of this sector.

Further, the cluster is accessible via freeways (I-96, Southfield Freeway) and main streets (Grand River, Schaefer, Greenfield, Joy, etc.) for all commuters.

#### 1. Residential

Residential development in this sector has a long history of providing residential needs for the working family. During the past decades abandonment and urban renewal have claimed a good

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<sup>1</sup> These subcommunities are based on a report conducted by the United Community Services(UCS) and produced the Michigan Metropolitan Information Center(MIMIC) called: Detroit Subcommunity Ranking from the 1990 Census , December 1993.

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proportion of its single family homes and residential two family flats.

The cluster has many different types of residential areas including:

- Aviation - Subdivision Development, which contains mostly brick-homes and well tendered lawns.
- Plymouth Square - Senior Housing on Plymouth and Heyden.
- Garden-View Terrace - Public Senior Housing located within Herman Gardens on Joy and Southfield Fwy.
- Herman Gardens - Public Housing Project, centrally situated on Joy Road(N), Asbury Park(E), Tireman(S) and Southfield Fwy (W).
- Warrendale Community - Well maintained frame and brick bungalows.

## 2. Commercial

Commercial developments in the sector have been limited to major transportation arteries such as, Greenfield, Grand River, Joy, Plymouth, West Warren and W. Chicago. A stable influence in the area's commercial activities has been the Crossroads Development on Ford Road and Southfield Fwy.

The development of suburban shopping centers, in both Dearborn, a neighbor to the south, and Dearborn Heights, a neighbor to the west, and the construction of major freeways around the sector, contributed to the almost non-existing and dismal retail/commercial activity in the sector. Most of the streets cluster-wide are severely distressed with pockets of commercial activity, such as Warrendale with 288 viable small businesses.

## 3. Industrial

Industrial development predominates the look and feel of the cluster. The majority of these developments are along C&O Railroad Tracks and Conrail Tracks, that cuts diagonally across the northeastern and northwestern sections of the cluster.

## 4. Recreation

Cluster 7 has many various-sized parks and recreation facilities. Rouge Park, located on the western edge of the cluster, is a City of Detroit Park that offers recreational activities ranging from walking trails, swimming, tennis courts, picnic sites and a public

## Community Reinvestment Strategy

golf range. Issues concerning lack of rigorous maintenance of on-site park facilities, debris of broken branches, building materials from abandoned facilities, and general safety, have contributed to the decline in community patronage and utilization of the park.

Several smaller neighborhood playgrounds are further seen as dangerous due to drug-traffic and lack of maintenance.

## B. KEY RECOMMENDATIONS

Based on the community visioning sessions, goal-setting and reinvestment recommendation prioritization by the community, top three recommendations from each topic area are as follows:

### ✓ Neighborhood Commercial

1. *Minimize crime and promote safer and consumer responsive commercial districts.*
2. *Create comprehensive shopping centers reflecting neighborhood design standards, especially along major roads like Grand River, Joy, W. Chicago, Plymouth, Warren and Greenfield.*

#### RECOMMENDED PRIMARY/SECONDARY SITING FOR COMMERCIAL DEVELOPMENTS

NEIGHBORHOOD		NEIGHBORHOOD		NEIGHBORHOOD	
Primary	Secondary	Primary	Secondary	Primary	Secondary
Joy & Greenfield	Plymouth & Southfield Fwy	Joy & Greenfield	Joy & Southfield Fwy	Joy & Southfield	Joy, west of Greenfield

3. *Improve and maintain aesthetic appeal of neighborhood commercial districts.*

### Residential/Housing:

1. *Promote home-ownership and preserve the existing housing stock through rehabilitation, infill developments and access to funding sources.*
2. *Improve policies and procedures to title searches and property purchase. (especially city or state owned)*
3. *Encourage community participation in neighborhood development and revitalization through membership in neighborhood block clubs. Deputize citizens to be "eyes on the street" by monitoring general community safety, city code violations and document general community issues that impact livability.*

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**Transportation**

1. *Develop an efficient comprehensive and regionalized mass transit system - DDOT and SMART to improve and connect all of Metropolitan Detroit.*
2. *Eliminate or minimize Truck Traffic in residential areas.*
3. *Maintain and improve street signage, street lights, roads, and sidewalks.*

**Job Centers**

1. *Promote economic opportunities and revenue base of Cluster 7 and the entire city of Detroit by encouraging local entrepreneurial endeavors.*
2. *Locate Job Centers within existing FIA Offices on Grand River/Oakman, Schoolcraft/Schaefer Hwy, Wyoming/Tireman, Greenfield/Joy Road.*
3. *Better community awareness of job centers sponsored by the city or federal government media notification. Training opportunities for programs such as, No wrong Door, Job Plus and Move to Work, etc.*

**Youth Development**

1. *Youth Summits to promote an environment cluster-wide where the youth can congregate to address issues that affect them and gain life training skills.*
2. *Integrate and utilize programs provided by the City of Detroit Recreation Department and Detroit Public Schools or other departments focusing on Youth Development.*
3. *Promote health and nutrition among all youth (citywide)*

**Recreation Facilities and Programs**

- ✂ 1. *Create a Collaborative Maintenance Agreement and Program between community organizations, the Recreation Department and Corporate Sponsors to maintain neighborhood parks.*
2. *Expose the youth to nature parks; community awareness about environmental issues, botany and park beautification. (Collaboration*

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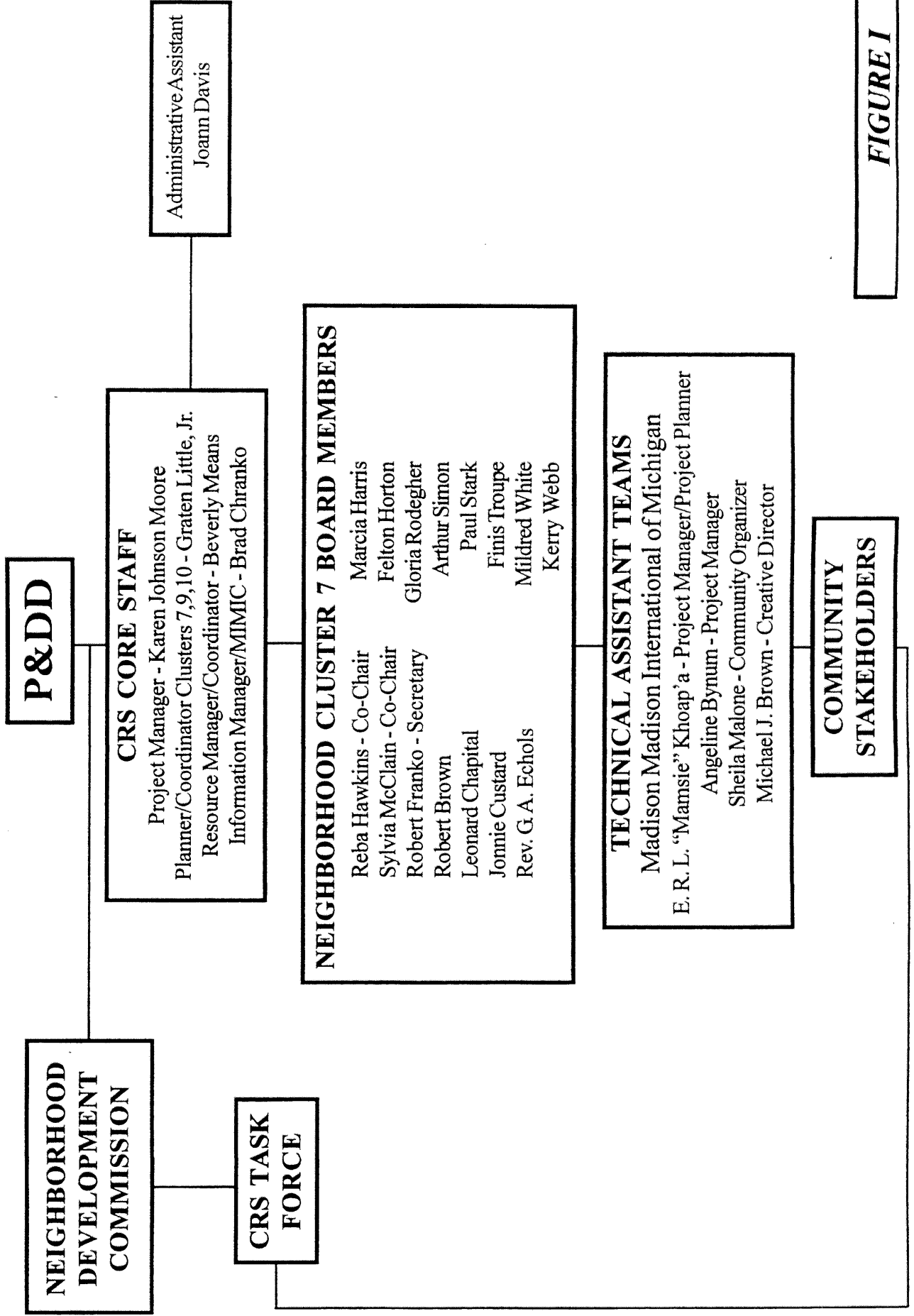
*between DPS, Corporate and Community Sponsorship a crucial element)*

- \* 3. Renovate and improve Community Parks in Cluster 7 through private and public partnerships to raise funds, promote programs such as, clean-up sweeps, etc. (Special emphasis to make Rouge Park a world-class facility).*

**Quality of Life**

- 1. Enforce environmental controls in Wayne County such as illegal dumping, picking up of abandoned cars and trash, monitoring and citing violations against unkempt junk cars lots, etc.*
- 2. Renovate existing Community Centers and increase the number of these facilities cluster-wide.*
- 3. Renovate Community Parks and facilities. (This item is re-stated by the community for emphasis)*

# CRS CLUSTER 7 ORGANIZATIONAL STRUCTURE



**FIGURE I**